

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

July 9, 2014

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 15, 2014 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE REGULAR  
MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 8, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Reorganization- Christopher Langston, Chairman, Dr. Orlando Gonzalez, Vice chairman
7. Old Business:
  - a. Case: P08-058.2 Minor Site Plan Amendment  
Applicant: Arshad Malik  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 829 Newark Ave.  
New Block: 9401 Lot: 4  
Old Block: 589 Lot: 28.A  
Zone: NC – Neighborhood Commercial  
Description: Approved June 3, 2014. Requisite deposit has not been provided.
8. New Business:
9. Sec. 31 review of parking lot modifications to BeLoveEd Charter School. **Recommended.**
10. Case: P05-028.1 Amended Preliminary & Final Major Site Plan  
Applicant: JM Pin Investments, LLC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 240 Pine St.  
Block: 19004 Lot: 26  
Old Block: 2070 Lot: 2  
Zone: Morris Canal Redevelopment Plan  
Description: Originally approved November 29, 2005. Seeking approval for as-built changes to cornice and façade.  
**Decision: Approved.**
11. Case: P07-052 Administrative Amendment - Minor Subdivision  
Applicant: San Arsenio Realty Company LLC  
Review Planner: Kristin Russell  
Attorney: Ron Shaljian  
Address: 30-32 South St.  
Old Block: 786 Lot: A  
New Block: 2304 Lot: 1 & 31  
Zone: R-1 One and Two-family Housing  
Description: Originally approved July 10, 2007. Façade changes proposed.  
**Decision: Approved.**
12. Case: P13-053.1 Administrative Amendment to Final Major Site Plan  
Applicant: 360 9 Street LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 364 Ninth St.  
Block: 6902 Lot: 29  
Zone: Ninth & Brunswick Redevelopment Plan  
Description: Façade modifications to existing approval, originally granted December 3, 2013.  
**Decision: Approved.**
13. Case: P06-124.1 Amended Preliminary & Final Major Site Plan with deviations  
Applicant: Newport Associates Development Company  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 270 Tenth Street  
Block: 8602 Lot: 2  
Zone: Jersey Avenue Tenth Street  
Description: Originally approved December 12, 2006. Changes to façade, parking, and bike parking.  
Deviations: parking  
**Decision: Approved with condition.**
14. Case: P13-066 Minor Site Plan  
Applicant: Angela McDonald  
Attorney: Hugh McGuire  
Review Planner: Kristin Russell  
Address: 239 Pacific Ave.  
Block: 20103 Lot: 53  
Zone: Morris Canal Redevelopment Plan  
Description: Rear addition built without approvals.  
**Decision: Approved.**
15. Case: P14-023 Minor Site Plan  
Applicant: Stolar Capital 3  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 137 Monticello Avenue  
Block: 16701 Lot: 28  
Zone: Monticello Avenue Redevelopment Plan  
Description: Renovation of existing 4 story building.  
**Decision: Approved,**

16. Case: P10-047 Preliminary & Final Major Site Plan with Deviation  
 Applicant: Pacific 312, LLC  
 Attorney: Charles Harrington  
 Review Planner: Jeff Wenger  
 Address: 312-314 Pacific Avenue  
 Block: 20005 Lot: 19 & 20  
 Zone: Morris Canal Redevelopment Plan  
 Description: Construction of new 4 story, 14 unit residential building with retail.  
 Deviation: Minimum parking  
**Decision: Approved.**
17. Case: P06-141.1 Amended Preliminary & Final Major Site Plan  
 Applicant: Nams Developers, Inc.  
 Attorney: Charles Harrington  
 Review Planner: Kristin Russell  
 Address: 220 Pine St.  
 Block: 20302 Lot: 8  
 Old Block: 2050 Lot: 7  
 Zone: Morris Canal Redevelopment Plan  
 Description: Originally approved March 27, 2007. Seeking approval for as-built changes.  
**Decision: Approved with conditions.**
18. Case: P06-024.1 Amended Final Major Site Plan  
 Applicant: Albert Grossetti  
 Attorney: James Burke  
 Review Planner: Kristin Russell  
 Address: 751-753 Tonnele Ave.  
 Block: 1101 Lot: 24.02  
 Zone: HC – Highway Commercial  
 Description: Façade and site modifications to warehouse building. Originally approved July 7, 2009.  
**Decision: Approved.**
19. Case: P14-013 Preliminary & Final Major Site Plan  
 Applicant: McGinley Square Development Urban Renewal Company LLC  
 Attorney: Eugene Paolino  
 Review Planner: Jeff Wenger  
 Address: 688-700 Montgomery Street  
 Block: 13504 Lot: 3  
 Zone: McGinley Square East Redevelopment Plan  
 Description: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.  
**Carried to July 22, regular meeting.**
20. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-026 submitted by Al-Tawheed Islamic Center, Inc. (984-990 West Side Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-024 submitted by Rohit & Jita Shah( 804 Newark Avenue)
  3. Resolution of the Planning Board of the City of Jersey City Approving Administrative amendments to Preliminary & final Site Plan # P11-047 submitted by community Asset Preservation alliance #2 of JC Urban Renewal ( 305 Whiton Street)
  4. Resolution of the Planning Board of the City of Jersey City Approving Minor subdivision with Deviations # P13-048 submitted by Avner Netter ( 11 West Street & 512 Summit Ave.)
  5. Resolution of the Planning Board of the City of Jersey city Approving Minor Subdivision # P13-043 submitted by International; Chain Enrico corp. (225 Baldwin Ave.).
  6. Resolution of the Planning Board of the city of Jersey City Approving Preliminary & Final Site Plan # P14-012 submitted by Community Asset Preservation (326 Pacific Ave.).
  7. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P14-019 submitted by M-C Harborside Promenade, LLC ( Foot of Columbus Drive).
  8. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Land Development Ordinance glossary.
  9. Resolution of the Planning Boar of the city of Jersey City Approving proposed amendments to the Morris Canal Redevelopment Plan revising Density requirements in the mixed use Zone E and creating an adaptive reuse overlay Zone F.
  10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P13-085 submitted by Garden State Episcopal Community Development Corp. (134-142 Cator Avenue)
  11. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Site Plan with "C" variance # P13-086 submitted by Garden State Episcopal Community Development Corp. (134-142 Cator Avenue).
21. *Executive Session, as needed, to discuss litigation, personnel or other matters*
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD